

WARRANTY DEEDNO TRANSFER
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TODD E. DEBLOIS of Waterville, County of Kennebec and State of Maine for consideration paid, grants to TODD E. DEBLOIS and BRENDA L. DEBLOIS of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land in Waterville, Kennebec County, State of Maine, bounded and described as follows, to wit:

Beginning at a point on the southerly side of the Trafton Road, so called, at a point marking the northeast corner of land now or formerly of Walter Young; thence S 26° 30' E along the southerly side of said Trafton Road one hundred fifty (150) feet to an iron pin; thence S 50° 30' W four hundred (400) feet to an iron pin; thence N 26° 30' W one hundred fifty (150) feet to an iron pin at the southeasterly corner of said Young; thence N 50° 30' E along the easterly boundary of Young four hundred (400) feet to the point of beginning.

This conveyance is made subject, however, to the following restrictions numbered one to ten, inclusive, which will be binding upon the said grantees and all persons claiming or holding under or through said grantees:

1. That said land shall be used only for residential purposes and not more than one (1) residence or a two-family residence and the out-building thereof, such as a garage, shall be allowed to occupy said land or any part thereof, at any one time, nor shall said lot be subdivided or sold or leased in parcels, nor shall any buildings at any time situated on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.
2. That no house trailers or mobile homes shall be parked or placed or in any other way located on said lot for any use or purpose.
3. That any wall of any residence or other outbuildings, including garages, erected on any lot shall not be erected nearer than sixty (60) feet from the street property line.
4. Each residence or other outbuildings, including garages, erected on any lot, must provide a space at least fifteen (15) feet on each side of said residence or said outbuilding, including garages, to the respective boundary lines of any adjoining lots.
5. That no lot shall be sold or divided which has less than one hundred (100) feet fronting on any street.
6. The cost of each main building on these lots shall be at least thirty-five thousand dollars (\$35,000), exclusive of all the building, landscaping and any other improvements of the land not directly affixed to the main building.

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7. No residence shall have less than eight hundred (800) square feet of living area on the first floor, meaning to exclude garages or out-buildings, porches or breezeway, and the owner shall complete the outside construction of all main buildings within one (1) year from the date of commencing construction or the groundbreaking.

8. That no cows, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lot or in any building thereon.

9. That no fence or construction of any kind other than dwelling shall be at any time erected in any position to interfere with the view from residents of adjoining lots.

10. The grantors shall have the right to enforce restrictions but shall not be responsible to the grantee, their heirs and assigns, or to any other party to enforce the restrictions numbered 1 through 9 found in this conveyance.

Being the same premises conveyed to Todd E. DeBlois by warranty deed from Jean N. DeBlois and Betty A. DeBlois, dated July 21, 1993 and recorded in the Kennebec County Registry of Deeds in Book 4489, Page 250.

WITNESS my hand and seal this 6th day of April, 1995.

X [Signature]
WITNESS

X [Signature]
TODD E. DEBLOIS

THE STATE OF MAINE
Kennebec, ss.

April 6, 1995

Then personally appeared the above named TODD E. DEBLOIS and
acknowledged the foregoing instrument to be his free act and deed.

Before me, X [Signature]

Notary Public

95J02-debl-wd

DAVID R. WHITTIER
MY COMMISSION EXPIRES:
AUGUST 31, 2000



RECEIVED KENNEBEC SS.

95 APR 12 AM 9:00

ATTEST: [Signature]
REGISTER OF DEEDS